



**GRASSROOTS**  
REALTY GROUP

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802, 4 Sage Hill Rise NW  
Calgary, Alberta

MLS # A2340644



**\$504,900**

|           |                                            |        |                  |
|-----------|--------------------------------------------|--------|------------------|
| Division: | Sage Hill                                  |        |                  |
| Type:     | Residential/Triplex                        |        |                  |
| Style:    | 2 Storey                                   |        |                  |
| Size:     | 1,702 sq.ft.                               | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                                          | Baths: | 2 full / 1 half  |
| Garage:   | Single Garage Attached                     |        |                  |
| Lot Size: | 0.04 Acre                                  |        |                  |
| Lot Feat: | Low Maintenance Landscape, Street Lighting |        |                  |

|             |                                                                                                          |            |        |
|-------------|----------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                               | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                          | Condo Fee: | \$ 271 |
| Basement:   | None                                                                                                     | LLD:       | -      |
| Exterior:   | Composite Siding                                                                                         | Zoning:    | TBD    |
| Foundation: | Poured Concrete                                                                                          | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |            |        |

Inclusions: None

\*OPEN HOUSE - Saturday and Sunday from 1-4PM\* Welcome to 802, 4 Sage Hill Rise NW, a brand-new SUMMIT floor plan offering a thoughtful combination of modern style, functional living, and everyday comfort in the desirable northwest community of Sage Hill. This INTERIOR-UNIT townhome features THREE BEDROOMS, TWO AND A HALF BATHROOMS, a versatile ENTRY-LEVEL FLEX ROOM, multiple outdoor living spaces, and a bright open-concept design created to complement a variety of lifestyles. The entry level welcomes you with a flexible space that can easily adapt to your needs. Whether used as a HOME OFFICE, FITNESS AREA, PLAYROOM, HOBBY SPACE, OR SECOND LIVING AREA, the flex room adds valuable functionality to the floor plan. This level also provides convenient access to the ATTACHED SINGLE GARAGE AND DRIVEWAY, offering secure parking and additional storage. Upstairs, the main living level brings the kitchen, dining area, and living room together in a spacious OPEN-CONCEPT LAYOUT designed for both everyday living and entertaining. Large windows fill the space with natural light and create a bright, welcoming atmosphere. The well-appointed kitchen features QUARTZ COUNTERTOPS, contemporary finishes, generous cabinetry, ample preparation space, and a GAS LINE FOR A FUTURE GAS RANGE. Its seamless connection to the surrounding living and dining areas makes it easy to entertain guests or stay connected with family. Outdoor living is incorporated throughout the home with TWO SPACIOUS BALCONIES and a PRIVATE WALKOUT PATIO, giving you multiple places to relax and enjoy the outdoors. The main balcony includes a GAS LINE FOR YOUR BARBECUE, creating a convenient setting for summer meals and entertaining. The upper level features THREE WELL-APPOINTED

BEDROOMS, including a comfortable primary retreat with a private ensuite and generous closet space. Two additional bedrooms provide flexibility for family members, guests, or additional workspace, while the thoughtful layout offers privacy and functionality for everyone in the home. Designed with convenience in mind, this brand-new townhome includes ALL APPLIANCES, WASHER AND DRYER, ALL WINDOW COVERINGS, AND AIR CONDITIONING for enhanced year-round comfort. An attached single garage and driveway provide practical parking and storage, while the low-maintenance exterior allows you to spend more time enjoying your home and community. Living in SAGE HILL means enjoying the balance of natural surroundings and everyday convenience. Scenic pathways, ponds, green spaces, and environmental areas create plenty of opportunities to get outside, while nearby shopping, restaurants, fitness facilities, schools, and professional services keep daily essentials within easy reach. Convenient access to major roadways makes travelling throughout Calgary simple. Don't miss your opportunity to own this BRAND-NEW HOME in Sage Hill. Head to the Showhome today for more information!